

## **MINUTES OF THE MEETING**

**April 1, 1999**

### Projects Reviewed

Convened: 9:00am

Pritchard Beach (subcommittee)

NE Queen Anne Park (subcommittee)

E. C. Hughes Park

Lakewood Playground

North Cascades Environmental Education Center

Skagit Directional Signage

Newhalem Visitors Center and Interpretive Display

Adjourned: 5:00pm

### Commissioners Present

Rick Sundberg, chair

Moe Batra

Gail Dubrow

Robert Foley

Jeff Girvin

Gerald Hansmire

Peter Miller

### Staff Present

Vanessa Murdock

Rebecca Walls

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040199.1     Project: **Pritchard Beach**  
                  Phase: Briefing (Subcommittee: Dubrow, Foley, Girvin)  
                  Presenters: Pam Kliment, Parks and Recreation  
                  Time: .5 hr. (SDC Ref. # DC00042)

The Pritchard Beach project will restore an existing wetland and will provide a natural habitat that can be used in educating school children. The Friends of Pritchard Beach have been working with a staff biologist from the Starflower Foundation. The plants are in place but haven't yet matured. The project also includes an amphitheater and a pathways that winds through the site. The pathway will be replaced by a boardwalk in areas that are continuously wet.

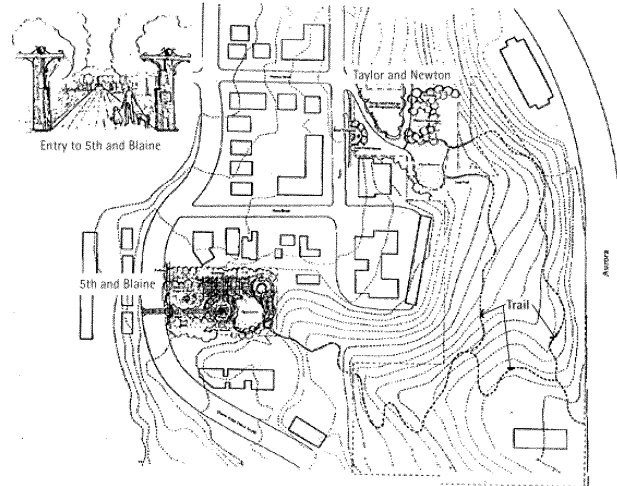
Commissioners shared concerns that the walkway may intrude into the wetland and potentially disruption of animal habitats. A suggestion was made to conduct a professional study of the trail's impact on the wetland and habitat. Commissioners recommended that humans be kept further out of the habitat area and that the second trail segment be removed. Commissioners recommended the creation of viewpoints or overlooks as stopping points to observe the habitat without disrupting it in place of this second trail segment.

**Action:**    **The subcommittee appreciates the involvement of community members and the support of the Starflower Foundation. The subcommittee has concerns regarding the project's late coordination with the Parks Department. The subcommittee:**

- strongly encourages removal of the secondary trail segment,
- recommends additional overlooks as a substitutes for the second trail,
- requests a future review of the amphitheater in terms of materials and contextual fit,
- recommends that the Parks Department develop clear guidelines for community initiatives in the spirit of stewardship, and
- requests the presence of a Starflower Foundation representative at future project reviews in which the foundation is involved.

040199.2    Project: **NE Queen Anne Park**  
                  Phase: Briefing (Subcommittee Dubrow, Foley, Girvin)  
                  Presenters: Pam Kliment, Parks and Recreation  
                  Time: .5 hr. (SDC Ref. # DC00042)

The NE Queen Anne Park project will link two existing park sites with a trail that would include viewpoints and accessibility for elderly users along the steep hillside. The two sites being connected are the 5<sup>th</sup> & Blaine site and the Taylor & Newton site. The 5<sup>th</sup> & Blaine site will include small dense P-Patches, an open meadow, a grove for picnicking, play mounds, and an entry arbor. The Taylor & Newton site will include a small viewpoint, an open meadow, a revegetated hillside, and an area for passive recreation. Additional elements along the trail include a secondary trail for dog-walking, an open off-leash area, a small meadow with a pond, and a small parking lot.

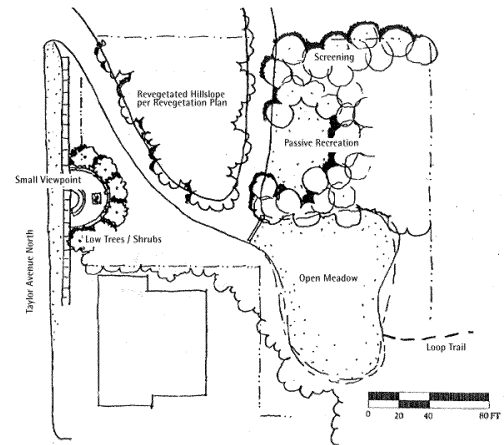


Northeast Queen Anne Park site plan

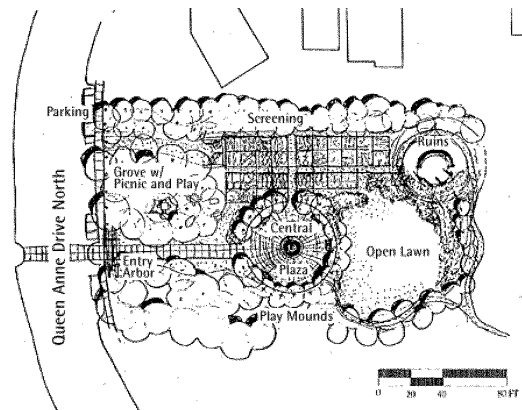
Commissioners commented that the central plaza at 5<sup>th</sup> & Blaine was overemphasized and more focus should be placed on the entrance. It was also suggested that a smoother transition be made between the central plaza and the open lawn area. Additional seating was suggested as a way to unify the P-Patch and the plaza while enlivening the garden during the winter months. Commissioners supported the idea of one site being less programmed. Commissioners also recommended terracing or boxing at the site edges to protect against landslides.

**Action:** The subcommittee appreciates the briefing and supports the project program as presented. The subcommittee:

- encourages further integration of the central plaza and the p-patch into the site plan,
- recommends combining the seating with garden elements,
- suggests focusing resource investment into the entries rather than the plaza, and
- supports having one area that is less formally programmed.



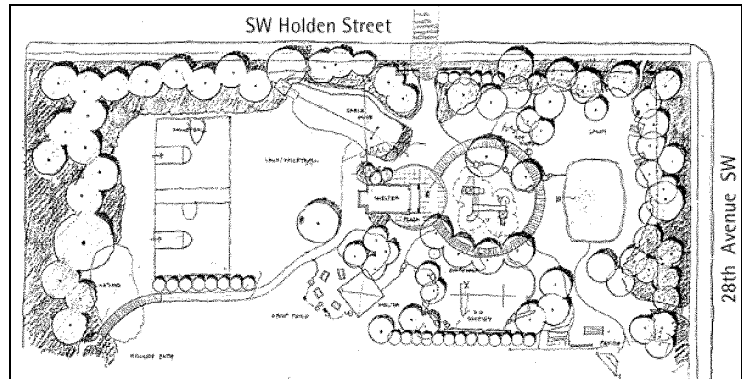
Plan of Taylor & Newton area



Plan of 5<sup>th</sup> and Blaine area

040199.3      Project: **E. C. Hughes Park**  
                  Phase: Pre-Schematics  
          Presenters: Pam Kliment, Parks and Recreation  
                  Time: .5 hr. (SDC Ref. # DC00042)

The E. C. Hughes Park is located at the corner of Southwest Holden Street and 28<sup>th</sup> Avenue Southwest. Improvements to the Park include basketball courts, a wading pool, swings, play equipment, shelters, a cable slide, and a wetland area. The existing entry will be moved to correspond with the existing crosswalk on Southwest Holden Street. Construction will be phased, with the playground being completed in the summer of 1999 and the rest of the play area in 2000. There will also be improvements to the playfield drainage. The design team will be working on a schematic plan for the entire park.



Schematic concept plan of play area

### **Discussion:**

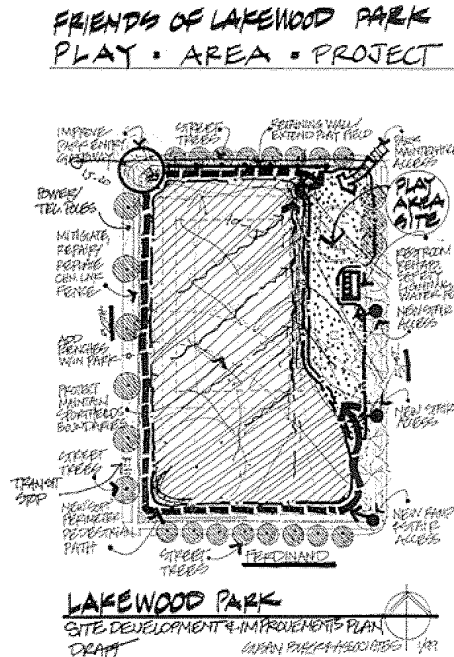
- Dubrow:** Will the Neighborhood Matching Fund (NMF) projects be registered or tracked in a database for increased departmental coordination?
- Kliment:** We are slowly developing relationships with Seattle Transportation and Seattle Public Utilities regarding NMF projects. The sector managers have discussed the potential development of a database or GIS system to track the projects.
- Dubrow:** Will the Seattle Arts Commission or Landmarks Board be involved in NMF projects? I encourage early coordination with these agencies.
- Kliment:** They have not yet been formally involved, but will be as necessary for various projects.
- Girvin:** I would like to see a schematic site plan for the entire park. The current scheme seems like a diagrammatic list of desired elements that aren't fully integrated.
- Kliment:** The community advises the Parks Department regarding the elements they want included in the plan.
- Dubrow:** There is a long history of Samoan heritage in that area that is not easily visible. Perhaps the community could leverage its cultural resources to develop the park as a lasting cultural amenity rather than a uniquely recreational environment.
- Action:** **The Commission appreciates the pre-schematic briefing and looks forward to reviewing the project in the schematic design phase. The Commission:**
- encourages further recognition and exploration of the communities cultural heritage and potential opportunities to include that heritage in the design, and
  - recommends further development of the entries and accessibility.

040199.4    Project: **Lakewood Park Playground**  
                  Phase: Schematic Design  
                  Presenters: Pam Kliment, Parks and Recreation  
                  Time: .5 hr. (SDC Ref. # DC00042)

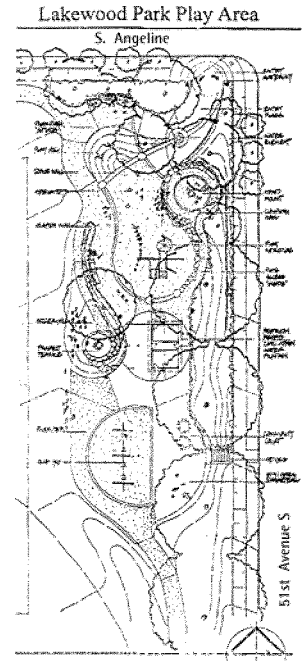
The Lakewood Playground project, located at the corner of Ferdinand and 51<sup>st</sup> Avenue South, consists of improvements to the existing Lakewood Park. Community members have been working with landscape architect Susan Black as well as a local stone mason's union.

The main play area elements are located along 51<sup>st</sup> Avenue South with playfields on the west side of the site. The \$200,000 improvements package includes restroom rehabilitation, a play structure, sand play area, a water feature, rockery walls, swings, community seating, and a mini-basketball area.

The Parks Department representatives have encouraged community members to broaden the project's focus. Friends of Lakewood Park have been involved in community meetings. Currently, the project awaits grant sources and the design will be further refined once the funding is in place.



Site development & improvements plan



Play area site plan

### Discussion:

- Dubrow:** Is there a correlation between median income and a difficulty in generating matches in time or monetary resources to apply for matching funds? Revisions to the Matching Fund program, that provide different criteria for different neighborhoods, may be appropriate.
- Kliment:** We have not experienced a direct correlation. The Bradner Gardens project, for example, was funded through grants in conjunction with a committed group that worked very successfully with design/build methods.
- Girvin:** This project will significantly effect the character of the surrounding neighborhood and provides an opportunity to make unique and interesting improvements within the neighborhood. I encourage the design team to explore more creative solutions.
- Dubrow:** It seems that park improvements tend to concentrate on providing teenage boy spaces, such as basketball courts. I strongly encourage the Parks Department to include adolescent girls, between six and fourteen, in the planning and programming of this park.
- Foley:** There is a tendency to program the entire park with recreational spaces. I recommend that some space remain unprogrammed for informal recreational activities.

Action on next page

- Action:** The Commission appreciates the briefing and makes the following comments. The Commission:
- requests further reviews as the project develops, recognizing that this project will have a significant impact on the character of the neighborhood,
  - requests that photos of the existing site and its surrounding context be brought to the next review,
  - recommends that more programming focus on the interests of young women, and
  - encourages spaces reserved for informal play.

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040199.5      Project: **Commission Business**

**Action Items:**

- A. MINUTES OF THE MARCH 18<sup>TH</sup> MEETING: Approved as amended.

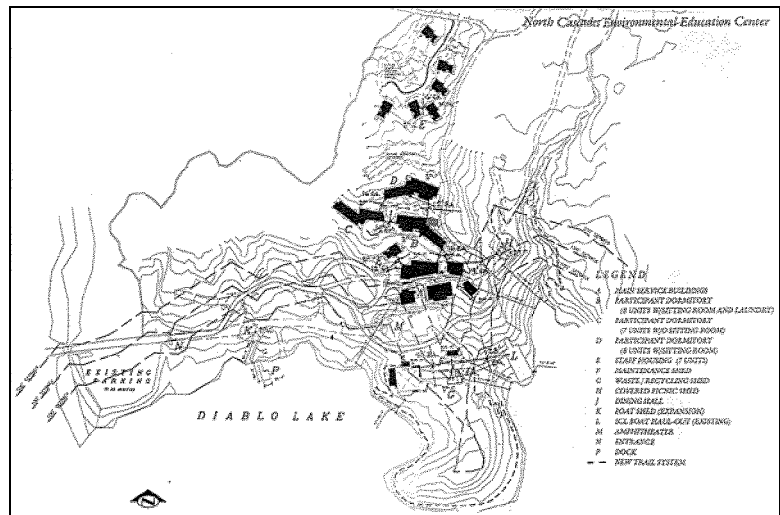
**Discussion Items:**

- B. RETREAT DATES: Two half-day retreats are scheduled for May 20<sup>th</sup> and June 17<sup>th</sup>.
- C. LIGHT RAIL REVIEW PANEL UPDATE: The LRRP met last week and had its first subcommittee review of station designs at First Hill and Capital Hill. The next panel meeting is scheduled for April 14<sup>th</sup>.
- D. MEADOWBROOK POND CONSULTANT SELECTION: The Request For Proposals (RFP) period closed on April 12<sup>th</sup>. The consultant selection committee will meet in the morning on April 16<sup>th</sup> in the Dexter Horton Building. Consultant interviews will be held in the afternoon on April 20<sup>th</sup>.
- E. MILLENNIUM LIGHTING PROJECT UPDATE: City Light will be responsible for maintenance of the Millenium Lighting Project elements. The “whale tail” elements on the Ballard Bridge will not be redesigned, as recommended by the Commission, due to time constraints.
- F. SDC EXHIBIT SPACE: Commissioners and staff will work on developing concepts and ideas for a new SDC exhibit.
- G. CIP PROJECT MANAGER TRAINING: As part of the new funding mechanism the SDC will conduct a CIP Project Manager Training session in the spring of this year. The training session is intended to show project managers how to get the most out of Design Commission involvement in CIPs.
- H. UW "THE CIVIC CENTER AS A CITY PLACE" CHARRETTE: The Architecture Department at the University of Washington will present results from its annual charrette this evening at 6:30. Four student teams developed designs based on the city's Civic Center Master Plan. Commissioner Sundberg will be an official respondent.
- I. LETTERS: The Design Commission received a letter regarding the Metropolitan Park District proposal noting concern about a possibly diminished role for the Commission in the review of City parks.
- J. EXECUTIVE DIRECTOR: John Rahaim, the new Executive Director for the Design Commission, will begin work at the City on Monday, April 5<sup>th</sup>.

040199.6    Project: **North Cascades Environmental Education Center**  
                  Phase: Final Schematics  
                  Presenters: David Hall, Henry Klein Partnership  
                  Diane Hilmo, Seattle City Light  
                  Attendees: Lucia Athens, Seattle Public Utilities  
                  Jeff Muse, North Cascades Institute  
                  Marie Ruby, Seattle Public Utilities  
                  Time: .5 hr. (SDC Ref. #DC00007)

The Environmental Education Center (EEC) project is part of a number of settlement projects agreed to by parties of the Skagit River Relicensing Agreement.

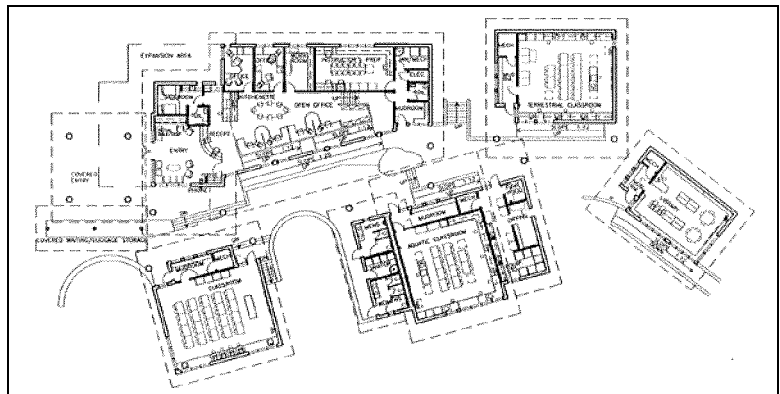
The EEC project includes designing the remodel of an existing restaurant building, and new construction of administrative and classroom buildings, dormitories, staff quarters, laundry facilities, outdoor shelters, trails, landscaping and recreational facilities. All environmental review and permitting will be done by City Light. Water and sewer services will be provided by the National Park Service, electrical service will be provided by City Light. The organization of the project is complex, as it will be built by City Light on National Park land and operated by the North Cascades Institute (NCI). Programs at this facility will be open to the public through advanced scheduling and arrangements.



Site plan of EEC project

The buildings are designed to nestle into the site to minimize visual impact. Proposed built exterior finishes are concrete posts, glu-lam beams, with galvanized supports, horizontal cedar siding, copper, zinc, or metal roof, and metal-clad glazing with exposed wood on the inside.

The site is designed for year-round use and meets the NCI's educational goals. Each of the facilities has ADA compliant access. Lighting for the project will be designed in the next phase of development. There will be minimal exterior lighting. All planting material must be native to the area as a requirement of the National Park Service. Currently, plants are being selected and propagation is being planned.



Plan of administration building complex (center of site plan)



**Discussion:**

- Miller:** The selection of plant materials is an important decision.
- Hall:** The National Park Service will do an assessment of the trees on the site to determine which trees should be saved. Trees determined to be in condition to be saved will be protected during construction.
- Hilmo:** During the previous demolition project City Light had a damage value of \$1,000 placed on each tree. This along with having a full-time inspector on site to emphasize the importance to the contractor proved to be very successful in protecting the trees. During construction of the EEC City Light will have a full time inspector on the site.
- Dubrow:** You have been sensitive in placing new structures in previously developed areas. The dorm structures seem to be the hardest group of buildings to fit into the contours of the site. I recommend the use of durable, sustainable materials that exemplify environmental design.
- Foley:** It would be helpful to consult a "sustainable building" expert.
- Hilmo:** The project has a sustainability consultant retained as part of the design team. George Trakas has been retained to provide a plan for art for the project. We have budgeted \$15,000 for the plan and have a projected art implementation budget of \$40,000.
- Dubrow:** I encourage George to explore ways of making the water system more visible.
- Sundberg:** Will the ADA compliant pathways be separate or will everyone use them to access the buildings?
- Hall:** The ADA pathways are integrated into the other paths on the site. George Trakas, artist for the project, has experience in site related work and access issues.
- Athens:** I encourage the use of sustainably certified wood products.
- Hilmo:** There is an existing water supply, storage, and treatment facility on the site and an existing sewage pump station with two drainfields. The condition of the drainfields is being evaluated. Fire is a concern of the National Park Service and even though it is not required by code we are installing sprinkler systems in most of the buildings.
- Foley:** Do you plan on using composting toilets?
- Hall:** The use of composting toilets is a possibility.
- Foley:** The Department of Ecology has recently made it more acceptable to use alternative and innovative technologies.
- Sundberg:** This is an extraordinary project.
- Dubrow:** What are the most difficult elements about the design of the project so far?
- Hall:** The most difficult aspects of this project are ADA compliant access and siting of the participant dormitory units because of their size and site constraints.
- Sundberg:** This is an extraordinary project. There seems to be some unresolved compositional issues regarding the site caretaker's house.
- Hall:** That is a difficult element that needs further development.
- Girvin:** It doesn't relate to either cluster, both of which are wonderful compositions. I am delighted with the lower cluster siting, particularly its relationship with Main Street.
- Dubrow:** Is there time to explore other options for the location of the caretaker's house?
- Hilmo:** The design could change, but the location probably won't change. The objective is to provide an overview of the entry to the site. In addition this building also needs to be fully accessible.

**Hansmire:** Originally I had some concerns regarding the central building. However, the design team has done an excellent job of opening it up and layering the roofs.

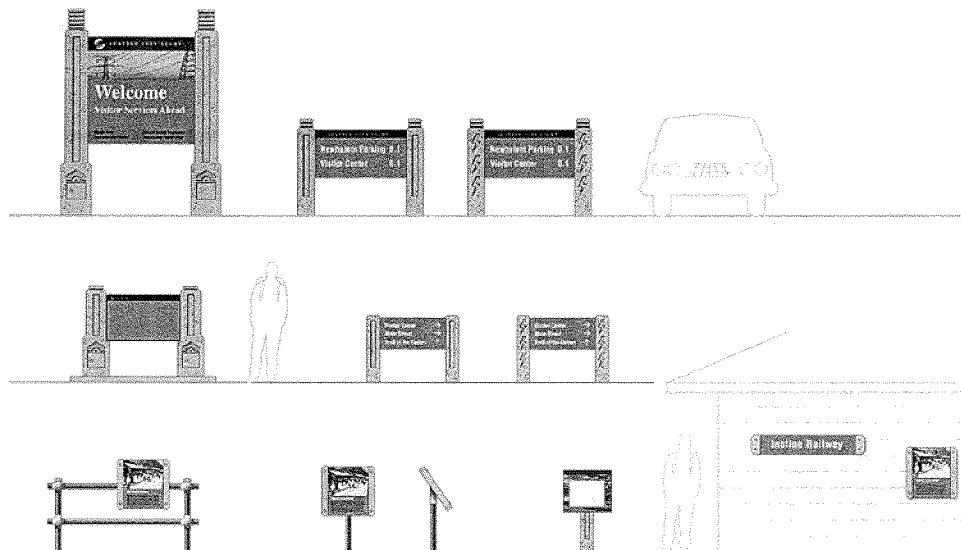
**Action:** **The Commission thanks all the partners involved in the projects development: North Cascades Institute, Seattle City Light, National Park Service, the Henry Klein Partnership. The Commission:**

- appreciates the truly sensitive design,
- encourages continued exploration of waste-water treatment opportunities, recognizing that the site is within a federal jurisdiction,
- recommends further development of the caretaker unit roof, and
- requests that Design Commission staff review the art plan once it is developed to determine if there is a need for full Commission review.

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040199.7    Project: **Skagit Directional Signage**  
                  Phase: Conceptual  
                  Presenters: Michele Lynn, Seattle City Light  
                                  Stephen Schlott, Partners in Design  
                  Attendees: Diane Hilmo, Seattle City Light  
                  Time: .5 hr. (SDC Ref. #DC00040)

Seattle City Light is required to upgrade the directional signage at Newhalem as part of the Skagit Relicensing Agreement. The new directional signage is being developed in conjunction with the Newhalem Visitor Center and the interpretive signage plan, but will not be located within the town of Newhalem. Freestanding signs will be supported either on concrete columns of various heights or on steel railing systems. Signs may also be mounted to building facades. The Concrete support column design is inspired by details on the historic powerhouse facades and will contrast with National Park Service signs in the area.



Elevations of sign styles & application

The signs will be painted with porcelain enamel and will have a Seattle City Light band across the top with information below.

**Discussion:**

**Miller:** Why the retro look? The design seems to be a celebration of the 1930's.

**Schlott:** We are using the 1930's aesthetic because it fits with the surrounding architectural context.

**Lynn:** We have tried to combine a modern type-face and material for the signs with more historical supports.

**Dubrow:** The welcome sign looks too vertical. Lighting at the top of the supports may help show off the signs. There is room to do something exciting at the top.

**Sundberg:** I don't mind the welcome sign having a different proportion from the rest of the signs. I don't particularly care for the gable relief patterns at the base of the supports.

**Hansmire:** I like the vertical orientation of the welcome sign. I also like the powerline concept at the top of the signage.

**Girvin:** I like the concept of identifying this area as Seattle City Light property, but recommend moving away from the blue-green color scheme.

**Dubrow:** I recommend using one saturated color enamel with an alternative medium for contrast.

**Action:** **The Commission recommends approval of the project as presented in conceptual design and supports the plan to increase visibility in the area. The Commission:**

- recommends simplifying the sign supports, and
- encourages the use of light as an accent element rather than an illumination tool.

040199.8    Project: **Newhalem Visitors Center and Interpretive Display**  
                  Phase: Schematic  
                  Presenters: Michele Lynn, Seattle City Light  
                  Craig Curtis, Miller Hull Partnership  
                  Time: .5 hr. (SDC Ref. #DC00023)

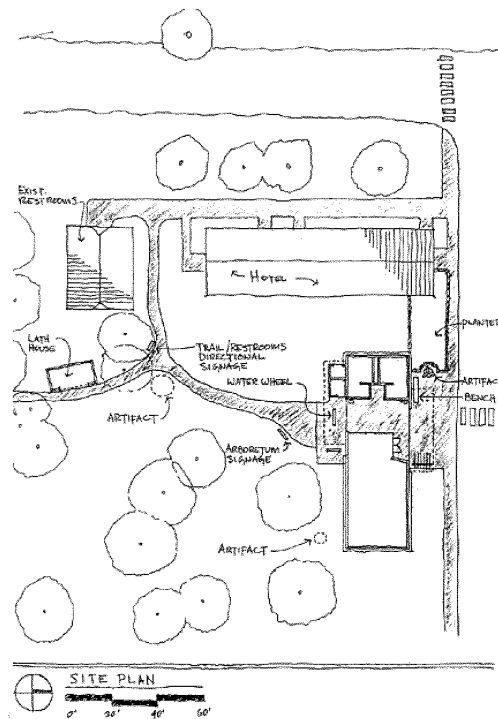
The design team explored three siting options for the Visitor Center as a result of a community workshop. The preferred alternative has been developed and includes construction of new restroom facilities as part of the new Visitor Center on Main Street. The existing restroom facility will be cleaned and the addition will be removed. The Visitor Center will be connected to the path system and the existing restrooms on the south side.

The Visitor Center will be a rectangular building with a gable roof. A covered breezeway provides a gateway from Main Street to the arboretum and allows access to restrooms at all times. The building will have horizontal wood siding and a metal roof. The steel roof structure will be exposed inside. General orientation material and information will be displayed along the walls of the breezeway.

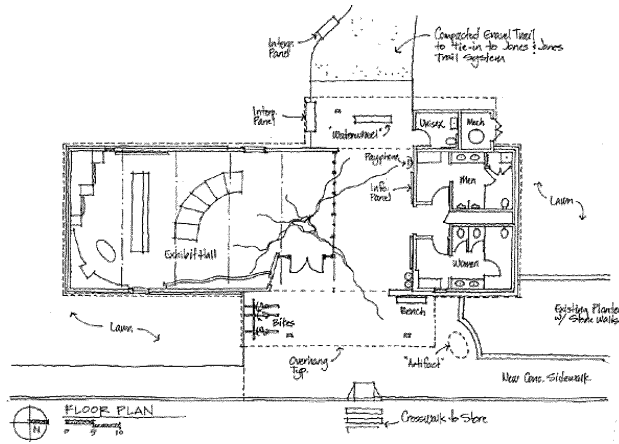
The Exhibit Hall consists of a series of displays based on the following five themes that reflect the mission and message of the Skagit Project;

- The Pacific Northwest Landscape and the “Nature of Hydroelectricity”
- Taking Responsibility for the Environment —“Living with the River”
- Pride in Ownership
- History: Harnessing the “River of a Million Horsepower”
- Timeline

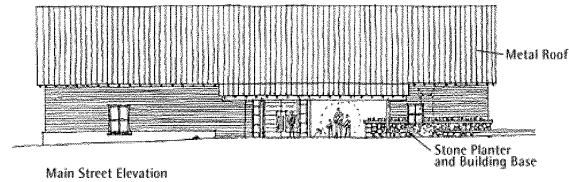
A map of the Skagit area will be inlaid in the concrete floor at the Exhibit Hall entrance and will extend through the glazed wall into the breezeway area. Inside the facility will be a series of displays including a scale map of the area on the floor that extends into the breezeway. A large scale dam section will display visual information such as archive photos, historical lighting fixtures, and the growing electricity needs of a metropolis. Opposite the dam display will be a long display of the Skagit river showing how it has been harnessed and the various fish habitat rejuvenation projects. The timeline exhibit will highlight the native people’s use of light, the history of electricity in the United States, and Newhalem’s significance. The final display will offer three perspectives on life in Newhalem; one of a child growing up in a company town, one of an old-timer’s experiences on audio, and one of a City Light employee working on the project now.



Visitor Center site plan



Visitor Center floor plan w/ interpretive display



Main Street Elevation

Main Street elevation

### **Discussion:**

- Miller:** Is there a gift shop in the plan?
- Schlott:** No, because there is an existing commissary across the street.
- Dubrow:** I prefer the entry oriented toward the covered gallery.
- Curtis:** We didn't want the main entrance to be directly across from the restrooms. The entry door is set back under the roof.
- Foley:** I think the entry location has been refined. I appreciate the introduction of the small window on the south side of the building.
- Dubrow:** I think you have developed a rich exhibit. I like the way it reaches beyond the exterior walls into the adjacent spaces.
- Schlott:** Part of the project involves identifying other sites and opportunities for visitors.
- Girvin:** I have some concerns that people will still cut across the highway toward the existing restrooms.
- Curtis:** We plan to screen the existing restrooms and use signage to direct people toward the new restrooms accessed on Main Street.
- Girvin:** I am delighted that the existing restroom building is staying in its current location as a buffer.
- Hansmire:** Public restrooms in an unsupervised area will require maximum levels of security, lighting, and ventilation.
- Action:** **The Commission appreciates the comprehensive presentation, the response to previous comments, and continued use of established design guidelines. The Commission recommends approval of the combined Visitor Center and interpretive exhibit as presented in schematic design.**